



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Workshop

CITY COMMISSIONERS
Barbara Langdon, Mayor
Alice White, Vice Mayor
Pete Emrich, Commissioner
Debbie McDowell, Commissioner
Phil Stokes, Commissioner

APPOINTED OFFICIALS
Jerome Fletcher, City Manager
Amber L. Slayton, City Attorney
Heather Faust, City Clerk

Monday, February 6, 2023

9:00 AM

Room 244

CALL TO ORDER

Mayor Langdon called the meeting to order at 9:00 a.m.

ROLL CALL

Present: 5 - Mayor Barbara Langdon, Vice Mayor Alice White, Commissioner Pete Emrich, Commissioner Debbie McDowell and Commissioner Philip Stokes

ALSO PRESENT:

City Manager Jerome Fletcher, City Attorney Amber Slayton, Assistant City Clerk Adrian Jianelli, Recording Secretary Matthew Powell, Police Captain Joseph Fussell, Fire Chief Scott Titus, and Public Works Director Chuck Speake

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Recording Secretary Matthew Powell.

1. PUBLIC COMMENT:

There was no public comment.

2. GENERAL BUSINESS:

- A. [23-0040](#) Discussion and Possible Direction Regarding the Road and Drainage District Rates & Methodology Study Completed by Stantec Consulting Services, Inc.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Peter Napoli, Stantec Financial Services, provided a presentation including Road and Drainage District (RDD) history, current assessment structure, approach, prior study

financial plan, current financial plan expenditures and revenues, total projected expenditures and capital, Scenario 1A, 1B, 2A, and 2B rate changes and financial projections, and summary of recommendations.

Commission questions and discussion took place regarding Scenario 2A rate change, rate increase percentage compared to prior year, prioritizing public works facility versus water control structures, water control structures financing, accelerated plan estimates, infrastructure requirements and benefits, Capital Improvement Project (CIP) plan, administration fee rate, process improvement or automation, surtax budgeting, Full Time Equivalent (FTE) projections, district assessment financial assistance, prior financial plan versus current, annual rate change amount, comparing to other municipalities, inflation assumption, Wellen Park drainage assessment fee requirement, road construction fee timeline, transportation impact fees, Scenario 2B, population growth, residential versus non-residential rates, good governance, assessment and fee exempt parcels, exemption revenue estimate, evaluating exempt parcels to bring back for further discussion, and transportation impact fees effect on mobility fees.

There was consensus to proceed with Scenario 2B as presented in the Road and Drainage District Rates and Methodology Study.

There was consensus to direct the City Manager to create a future Agenda item for discussion and possible action regarding increasing transportation impact fees to 100 percent of the 2011 Transportation Impact Fee Study.

Consensus was requested to direct the City Manager to create a future Agenda item for discussion and possible action regarding exempt properties policies and potential revenue.

Commission questions and discussion took place regarding staff cost, revenue estimates, exempt parcel specifications and examples, and memorandum versus one on ones.

There was consensus to direct the City Manager to prepare a memorandum to present to Commission regarding exempt properties, policies and potential revenue.

3. PUBLIC COMMENT:

There was no public comment.

4. ADJOURNMENT:

Mayor Langdon adjourned the meeting at 10:28 a.m.

City of North Port, Florida

By: _____
Barbara Langdon, Mayor

Attest: _____
Heather Faust, City Clerk

These minutes were approved on the ____ day of _____, 2023.